

Devon County Highway Authority

Comment Date: Wed 04 May 2022

Observations:

The County Highway Authority (CHA) has visited the site and examined all documents within the application and has the following comments:

Strategy 20,

The proposed site lies within the E105 Mixed Use Allocation (Strategy 20) on the Proposals Map for development and should therefore be subject to the provisions laid down in the Local Plan for Strategy 20 - Development at Axminster, which are:

- a) North and East of the town (E105) for mixed uses to incorporate;
 - i) Around 650 new homes;
 - ii) 8 Hectares of land for mixed job generating commercial and employment uses;
 - iii) a range of social, community and open space facilities to support development;
 - iv) a 210 pupil primary school (1.5ha site - which forms part of the overall 8 hectare employment allocation), including a nursery and accommodation to support children's centre services; and
 - v) a North South relief road for the town will be delivered as part of this development linking Chard Road (A358) to Lyme Road (B261).

A Masterplan will be required for this site and development will be subject to improved public transport provision. and Prior to the granting of planning permission for any major residential schemes at Axminster, the Council will agree, with the Environment Agency and Natural England, a timetable for the review or development of a Nutrient Management Plan for the River Axe.

This plan will set out detailed actions that allow for new growth at Axminster to progress with adequate mitigation in place to negate the additional phosphate load that would be caused. The Nutrient Management Plan will work in collaboration with the diffuse Water Pollution Plan, and will seek to restore water quality for the River Axe SAC to enable it to meet its conservation objectives within a specified timescale, and in accordance with commitments to European Directives Depending on the findings of the plan, growth will only proceed in accordance with the mitigation delivery set out within that plan.

Growth at Axminster will also be informed by the current status of the relevant discharge consents for waste water treatment works, and any upgrade required to support new growth will be the subject of Habitats Regulations Assessment prior to planning permission being given. The determination of such development applications will be informed by Habitat Regulations Assessment that takes account of the consent requirements.

Addendum 20/04/2022:

The CHA has reviewed the amended and additional plans submitted, including the cross-sections, long-sections and visibility splays, as well as the provided Transport Statement. We are now happy to raise no objection to this planning application.

Recommendation:

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON

BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, HAS
NO OBJECTION TO THE PROPOSED DEVELOPMENT

Officer authorised to sign on behalf of the County Council
20 April 2022